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**ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE**

1. I/we Claire Gallagher, the applicant(s) herein, whose mailing address is 31 Central Ave
Atlantic Highlands, NJ 07716
and whose phone number is 917 699 3909 am/are the owner/contractor of property located at 31 Central Ave
Atlantic Highlands, NJ 07716
also designated as Block 81 Lot(s) 1 on the Tax Map of the Borough of Atlantic Highlands.

2. The Property is in the _____ Zone, it has street frontage of _____ feet and an average depth of _____ feet and an area of _____ square feet.

3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be _____.

4. The following structures, buildings and/or uses are located on the property:

Single family home

5. Application is hereby made for a variance to:

install 22kw generator in side yard behind privacy fence
facing Asbury Ave

6. The reason for this request and the grounds urged for the relief are as follows:

yard is considered "front yard"

7. The section(s) of the Borough Zoning Ordinance upon which this application is based is: _____

8. Property Tax & Water Bills have been paid through the _____ quarter of 20 _____.

9. Has the property been separated from a larger tract of land? Yes _____ No 7 If yes, when? _____
Has the Planning Board approved the subdivision Yes _____ No _____ If yes, when? _____

10. If there has been any previous appeal or application to the Planning Board involving the premises, state:

Date of Filing: _____

Character of Appeal _____

Disposition: _____

I/We the undersigned, certify that of all of the statements contained herein are true and correct to the best of my/our knowledge, information and belief.

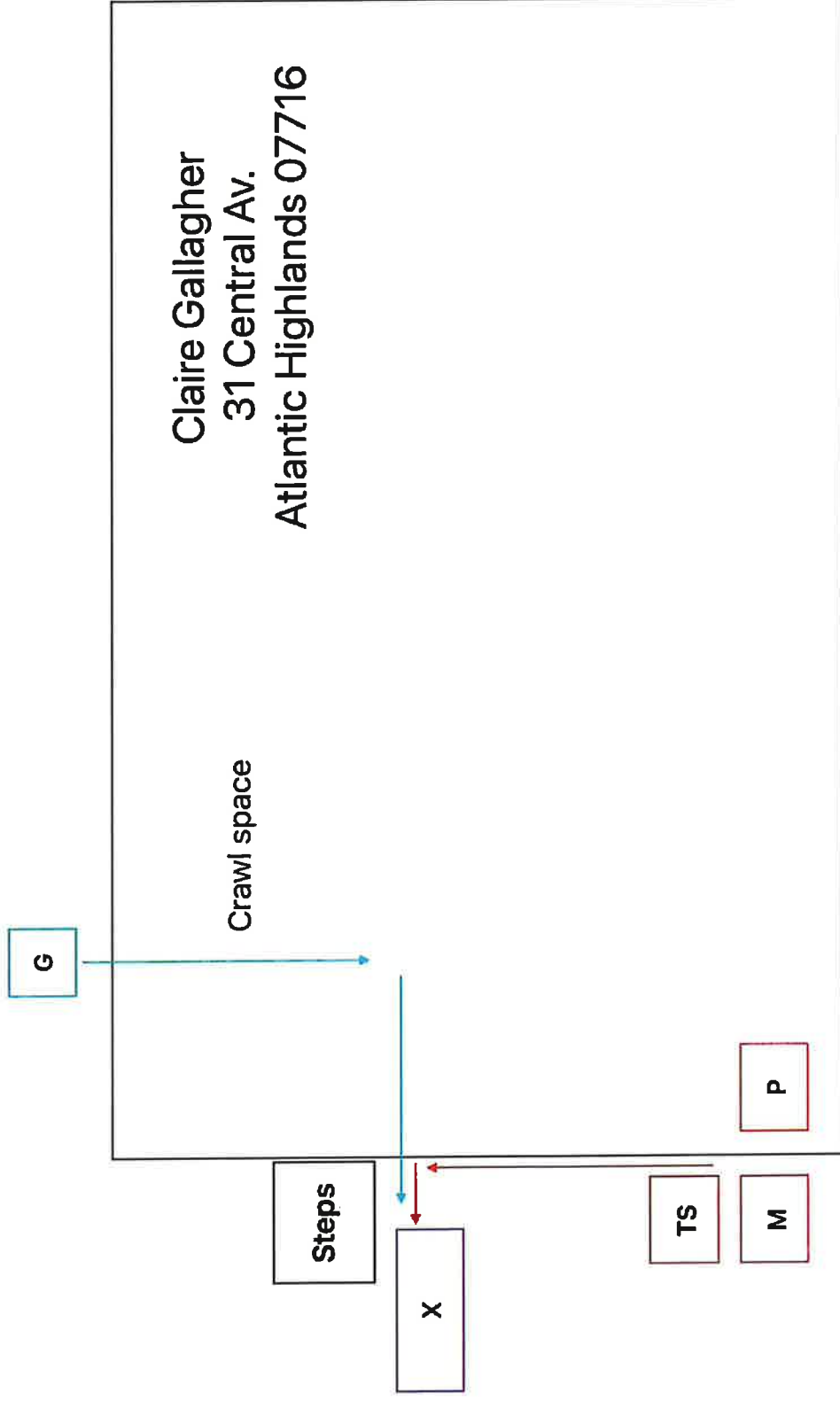
Claire M
Applicant Signature

1/26/25
Date

Applicant Signature

Date

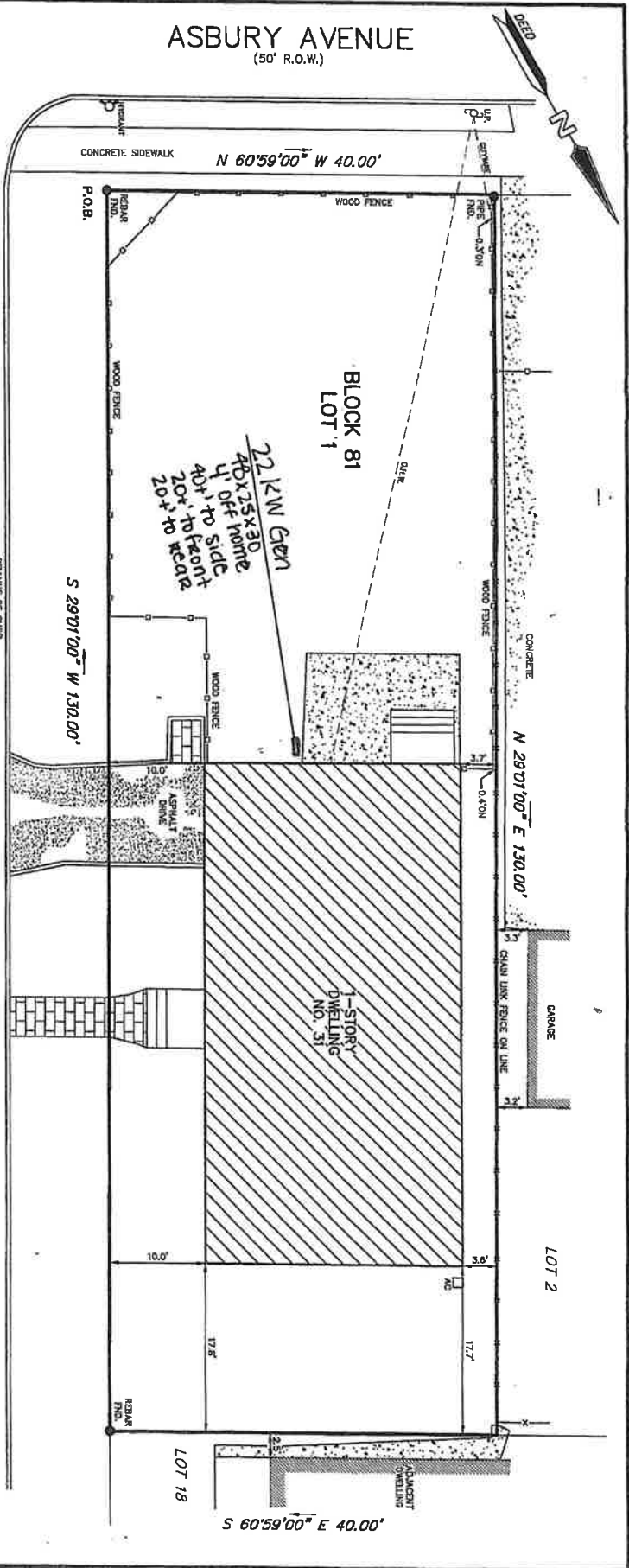
Location sketch shall include the exact location of the property in question, giving the tax map lot and block numbers, the name of the street, the approximate distance to the nearest cross street and the direction of North. For a variance from the required minimum area or setbacks, the sketch should locate the buildings on the property. Show any other particulars that you would consider important for the Board to render its decision.



Front of house

Gas 20'

Electric 30'



ASBURY AVENUE
(50' R.O.W.)

CENTRAL AVENUE
(50' R.O.W.)

THIS SURVEY IS CERTIFIED TO:

- CLAIRE GALLAGHER
- STEWART TITLE GUARANTY COMPANY
- SCOTT TITLE SERVICES, LLC (57-15482-15)
- PRIMELENDING, a PlainsCapital Company, ISA04
- KEVIN E. KENNEDY, ESQUIRE

DEED REFERENCE:
DEED BOOK 8723, PAGE 1845 et seq.

NOTES:

1. KNOWN AS LOT 1 IN BLOCK 81 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 20.
2. UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.
3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE

PROJECT No.		DATE	SCALE	SHEET
SURVEY OF PROPERTY				
31 CENTRAL AVENUE LOT 1 BLOCK 81				
BOROUGH OF ATLANTIC HIGHLANDS MONMOUTH COUNTY				
NEW JERSEY				
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Land Surveyor License No. 35885				
301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0806 Fax 732-660-0404				



**Consulting & Municipal
ENGINEERS**

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Howell, NJ 07731
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March 17, 2025

Atlantic Highlands Borough Planning Board
100 First Avenue
Atlantic Highlands, NJ 07716

Attn: Renee Frotton – Planning Board Secretary

Re: PB25-04 (Claire Gallagher)
Bulk Variance Review No. 1
Location: 31 Central Avenue
Block 81, Lot 1
Zone: R-1 (Residential District)
Borough of Atlantic Highlands, Monmouth County, NJ
Our File: HAHP0081.03

Dear Planning Board:

Our office has performed a bulk variance review of the following information relative to the above referenced development application compared to the Borough of Atlantic Highlands Improvement Standards ordinance:

- A copy of the Planning Board Cover Letter, dated February 11, 2025;
- A copy of the Application for Variance, dated January 26, 2025;
- A copy of the Development Plan Checklist, dated January 25, 2025;
- Topographic survey entitled "Survey of Property" prepared by Charles Surmonte, PE., PLS., dated August 17, 2015, and
- An undated schematic of the property depicting the utility service for the proposed generator.

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

1. Property Description

The subject property is an undersized residential lot containing ~5,200 SF within an R-1 Zone District and provides 130.0 feet of road frontage along Central Avenue and 40.0 feet of road frontage along Asbury Avenue. The property currently contains a 1-story dwelling with an asphalt driveway, paver walkway, and concrete patio. The property's south yard along Asbury Avenue is enclosed by a wooden fence.

The Applicant is seeking variance approval to install a 22kw gas generator in the south yard facing Asbury Avenue. As the subject property is a corner lot, the southern lot abutting Asbury Avenue is considered a front yard.

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
Barnegat • Berlin • Camden • Howell • Medford • Monmouth Junction • Parlin



**Consulting & Municipal
ENGINEERS**

Renee Frotton – Planning Board Secretary
Atlantic Highlands Planning Board
Re: 31 Central Avenue – Bulk Variance Review #1
Block 81, Lot 1

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2. Surrounding Uses

Properties surrounding the subject site are similarly zoned R-1 and contain primarily single-family residential uses.

3. Zoning Compliance

The subject property is situated within an R-1 Zone District and the table below summarizes the bulk measures and zone requirements for the property:

We note that this property has two frontages on Central Avenue and Asbury Avenue.

Table 1: Bulk Standards, R-1 Zone (\$150)			
Standard	Required	Existing	Proposed
Min. Lot Area (sq. ft.)	7,500 SF	5,200 SF	5,200 SF (EC)
Min. Lot Frontage & Width (ft.)	75 feet	130 feet	40 feet (EC)
Min. Lot Shape Diameter Corner Lot (ft.)	45 feet	40 feet	40 feet (EC)
Principal Building Setbacks			
Front Yard (Central Ave.) (ft.)	20 feet	10 feet	10 feet (EC)
Front Yard (Asbury Ave.) (ft.)	20 feet	60 feet	60 feet
Side Yard (ft.)	10 feet	17.7 feet	17.7 feet
Rear Yard (ft.)	10 feet	3.6 feet	3.6 feet (EC)
Building Height (stories.)	2 ½	1	1
Max. Building Height (ft.)	35 feet	TBP	TBP
Max. Useable Floor Area Ratio	0.40	0.28	0.28
Min. Gross Floor Area, Total	1,500 SF	1,345 SF	1,345 SF (EC)
Minimum Gross Floor Area, 1 st Floor	900 SF	1,345 SF	1,345 SF
Accessory Structure Setback (Generator)			
Rear Yard (ft.)	5 feet	n/a	20 feet
Min. Distance from Principal Building (ft)	5 feet	n/a	4 feet (V)
Lot Coverage			
Max. Building Coverage (%)	25%	27.6%	27.6% (EC)
Max. Impervious Coverage (%)	50%	34.9%	35.1%

(EC): Existing Nonconformity

(V): Variance Required

(TBP): To Be provided

4. It appears that the Applicant will require relief from the following variance with respect to this development application:

- Section 150-54(A)(2)** – Detached accessory structures shall not be located in a front yard.
- Section 150-54(B)** – No detached accessory structure shall be less than 5 feet from a principal building, whereas it is proposed 4 feet from the principal building.



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5. Based upon our review, our office recommends that the application be deemed **COMPLETE**.
Based upon our review of the subject application, we estimate that the following fees are required:

<u>Ordinance Section</u>	<u>Description</u>	<u>Application Fee</u>	<u>Escrow Fee</u>
168-2.D.(5)	Hardship Variance	\$175.00	\$500.00 (min)

We recommend the Borough collect \$175.00 in non-refundable application fees and \$500.00 in professional services escrow fees from the Applicant prior to deeming the application complete.


6. The Applicant should be prepared to discuss the following with the Board:
- Reasons supporting the granting of the requested bulk variances and/or design waivers and continuance of existing nonconformities.
 - Application proposes that the generator shall be hidden by a privacy fence, but such fence is not depicted on the included survey. Applicant should provide details for same.
 - Applicant should address whether the generator will be mounted on the existing concrete patio or have its own foundation pad poured elsewhere. Applicant remains responsible for applicable permits.
 - Applicant should discuss the intended utility connections (gas, electricity) to the generator. A rough schematic of same was included with the application.
 - Applicant should confirm if the provided 2015 survey is accurate by providing current existing site photos, or by acquiring a newer survey.

The right is reserved to present additional comments pending the receipt of revised Plans and/or testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

CME ASSOCIATES


Douglas M. Rohmeyer, PE, CFM, CME
Planning Board Engineer

DMR/PMK/jpt

cc: Robert Ferragina – Borough Administrator
Michael B. Steib, Esq. – Board Attorney
Michelle Clark – Zoning Officer
Claire Gallagher – Applicant