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June 9, 2025

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

Attn: Renee Frotton – Planning Board Secretary

Re: PB25-05 (David & Melissa Schutzenhofer)
Bulk Variance Review No. 1
Location: 62 East Lincoln Avenue
Block 79, Lot 1
Zone: R-1 (Residential District)
Borough of Atlantic Highlands, Monmouth County, NJ
Our File: HAHP0079.01

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:

- Architectural plans entitled “Additions and Renovations for the Schutzenhofer Residence” prepared by T. K. Maloney, PA. dated January 24, 2025.
- Topographic survey entitled “Survey of Property” prepared by David J. Von Steenburg., PLS., dated October 15, 2023, and
- A copy of the Planning Board Cover Letter, dated April 25, 2025;
- A copy of the Zoning Board Denial Letter, dated October 16, 2024;
- A copy of the Application for Variance, dated April 23, 2025;
- A copy of the Development Plan Checklist, dated April 10, 2025;

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

1. Property Description

The subject property is a residential lot containing ~7,350 SF within an R-1 Zone District and provides 70 feet of road frontage along East Lincoln Avenue and 105 feet of road frontage along Central Avenue. The property currently contains a 2 1/2-story dwelling with a detached garage, paver patio, and covered wood porch.

The Applicant is seeking to install a total 275 SF one-story additions to the rear of the existing single-family dwelling.

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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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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 East Lincoln Avenue.

Table 1: Bulk Standards, R-1 Zone (\$150)			
Standard	Required	Existing	Proposed
Min. Lot Area (sq. ft.)	7,500 SF	7,350 SF	7,350 SF (EC)
Min. Lot Frontage & Width (ft.)	75 feet	70 feet	70 feet (EC)
Min. Lot Shape Diameter Corner Lot (ft.)	45 feet	40 feet	40 feet (EC)
Principal Building Setbacks			
Front Yard (E Lincoln Ave.) (ft.)	20 feet	13.09 feet	13.09 feet (EC)
Front Yard (Central Ave.) (ft.)	20 feet	11.54 feet	11.54 feet (EC)
Side Yard (ft.)	10 feet	27.10 feet	27.83 feet
Rear Yard (ft.)	10 feet	20.95 feet	15.13 feet
Building Height (stories.)	2 ½	2 ½	2 ½
Max. Building Height (ft.)	35 feet	34.17 feet	34.17 feet
Max. Useable Floor Area Ratio	0.40	0.32	0.37
Min. Gross Floor Area, Total	1,500 SF	2363.65 SF	2,680.25 SF
Minimum Gross Floor Area, 1 st Floor	900 SF	923 SF	1,175 SF
Accessory Structure Setback			
Side Yard (ft.)	5 feet	2.33 feet	2.33 feet (EC)
Rear Yard (ft.)	5 feet	1.73 feet	1.73 feet (EC)
Lot Coverage			
Max. Building Coverage (%)	25%	31.5%	35.2% (V)
Max. Impervious Coverage (%)	50%	56.0%	56.0% (EC)

(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:



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- a) **Section 150-29(A)(2)(Exhibit 5-2)** – The maximum building coverage is 25%, whereas 35.20% is proposed.
5. It appears that the following existing non-conformities would remain with respect to this application.
- a) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required lot area 7,500 SF, whereas 7,350 SF is proposed to remain.
- b) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required front yard setback (E Lincoln) is 20 feet, whereas 13.09 feet is proposed to remain.
- c) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required front yard setback (Central) is 20 feet, whereas 11.54 feet is proposed to remain.
- d) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required lot frontage and width is 75 feet, whereas 70 feet is proposed to remain.
- e) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required lot shape diameter is 45 feet, whereas 40 feet is proposed to remain.
- f) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required accessory rear yard setback is 5 feet, whereas 1.73 feet is proposed to remain.
- g) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required accessory side yard setback is 5 feet, whereas 2.33 feet is proposed to remain.
- h) **Section 150-29(A)(2)(Exhibit 5-2)** – The minimum required impervious coverage is 50%, whereas 56.0% is proposed to remain.

6. 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.

7. The Applicant should be prepared to discuss the following with the Board:



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- a) Reasons supporting the granting of the requested bulk variances and/or design waivers and continuance of existing nonconformities.
- b) Stormwater runoff including how additional coverage and improvements will be mitigated. Applicant should discuss runoff from proposed improvements, roof leader location, yard drainage, and address concentration of flows and effects on adjacent properties.
- c) Applicant should confirm usable floor area ratio calculations and confirm existence, area, and ceiling height of any basement level.
- d) Applicant should confirm number of bedrooms in the existing and proposed conditions for each property.
- e) Applicant should demonstrate conformance with parking requirements. We note three-bedroom residential homes require 2.0 off-street parking spaces, while four-bedroom homes (or more) require 2.5 spaces.
- f) Applicant shall testify the inconsistencies from the architectural plans which depict a 2 story dwelling and architectural plans which depict a 2 ½ story dwelling.
- g) Any landscaping work including buffers, proposed plantings, and permits required for tree removal.
- h) Applicant shall testify any impacts to any trees: specifically, if removing or trimming is proposed.
- i) Applicant should discuss any improvements in Borough Right of Way.
- j) Applicant should provide site photos depicting existing conditions.

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

Paul Kowaleski, PE
Planning Board Engineer's Office

PMK/DAR

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