



JOHN H. ALLGAIER, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME

June 5, 2020

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

Attn: Planning Board

Re: Finkelstein (PB20-11)
Subdivision Application – Review #1
Location: 124 East Washington Avenue
Zone: R-1 (Residential District)
Blocks 28, Lot 26
Borough of Atlantic Highlands, Monmouth County, NJ
Our File: HAHP0028.01

Dear Planning Board Members:

Our office received the following information in support of the above-referenced application for Minor Subdivision approval:

- "Minor Subdivision Plan for Mordecai Finkelstein, Lot 26, Block 28, Sheet 15, Boro of Atlantic Highlands, Monmouth County, NJ", prepared by Richard E. Stockton, PLS, dated January 28, 2020;
- "Steep Slope Analysis Plan for Mordecai Finkelstein, Lot 26, Block 28, Sheet 15, Boro of Atlantic Highlands, Monmouth County, NJ", prepared by Richard E. Stockton, PLS, dated January 28, 2020;
- Zoning Officers denial, prepared by Michelle Clark, dated April 27, 2020; and
- Development Plan Checklist;
- Application for Subdivision Plat; and,
- Application for Variance.

In accordance with your authorization, we have reviewed this application for Minor Subdivision, with Bulk Variance approval and offer the following comments:

1. Property Description

The subject parcel consists of an irregularly shaped lot within both the R-1 Zone District and steep slope area. It provides 144.18 feet of roadway frontage along the north side of East Washington Avenue. The parcel currently contains a one-story residential home on the west side of the property along with associated driveway, two detached sheds, and several retaining walls.

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CONSULTING AND MUNICIPAL ENGINEERS

1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



Atlantic Highlands Borough Planning Board
 Re: Finkelstein (PB20-11)
 Subdivision Application – Review #1

June 5, 2020
 Our File: HAHP0028.01
 Page 2

The Applicant proposes to subdivide lot 26 near the midway point into proposed lots 26.01 & 26.02 and construct one (1) new, two-story residential structure on proposed lot 26.02 to the east. The existing home will remain on proposed lot 26.01 to the west and both sheds will be removed. The existing driveway is proposed to be reconstructed, and all retaining walls are to remain.

The Applicant is not requesting bulk variance relief for either of the proposed lots.

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:

Table 1: Bulk Standards, R-1 Zone (§150-29(A)(2) Exhibit 5-2)				
Standard	Required	Existing Lot 26	Proposed Lot 26.01	Proposed Lot 26.02
Minimum Lot Area (sq. ft.)	7,500	23,180	11,224	11,956
Minimum Lot Frontage & Width (ft.)	75	174.18	94.84	79.34
Minimum Lot Shape Diameter Interior Lot (ft.)	40	70	70	59
Principal Building Setbacks				
Front Yard (ft.) E Washington Ave	20	47.6	47.6	38
Side Yard (ft.)	10	14.2	14.2	10.2
Combined Side Yard (ft.)	20	128.9	39.9	29.1
Rear Yard (ft.)	20	21.4	21.4	25.1
Accessory Building/ Struct. Setbacks				
Side Yard (ft.)	5	3.5	N/A	N/A
Rear Yard (ft.)	5	0	N/A	N/A
Building Coverage	25%	8.4	16.2	12.5
Lot (Impervious Surface) Coverage	50%	17	26.4	18.7
Building Height (Stories)	2 ½	1	1	2
Maximum Building Height (ft.)	35	20	20	<35
Maximum Acc. Building Height (ft.)	16	TBP	N/A	N/A
Maximum Useable Floor Area Ratio	0.40	0.079	0.162	0.251
Minimum Gross Floor Area (sq-ft)	900 sf / 1,500 sf (Total)	1,822	1,822	3,000



Atlantic Highlands Borough Planning Board
Re: Finkelstein (PB20-11)
Subdivision Application – Review #1

June 5, 2020
Our File: HAHP0028.01
Page 3

(EC): Existing Condition (V): Variance Required (TBP): To Be provided

4. The subject property exists within the steep slope area. The table below summarizes the steep slope requirements for the property:

Table 1: Allowable Steep Slope Areas, §150-78(E)				
Standard	Required Lot 26.01	Proposed Lot 26.01	Required Lot 26.01	Proposed Lot 26.02
Maximum Lot Coverage (SF)	4969	2880	5113	2162
Maximum Impervious Area (SF)	3429	2958	3548	2237
Maximum Lot Disturbance (SF)	4458	2502	4612	4505

5. The Applicant has not requested any submission waivers at this time and none appear necessary.

Based upon the above, our office recommends that this Minor Subdivision application be deemed **CONDITIONALLY COMPLETE**, conditioned upon the concurrence of the Board's completeness subcommittee. The Applicant can be scheduled for the next available public hearing.

6. 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.H(2)	Minor Subdivision	\$400.00	\$300.00 (min)
168.2.H(5)	Tax Map Revision	\$33.00	
Total		\$433.00	\$300.00 (min)

We recommend the Borough collect \$433.00 in nonrefundable application fees and \$300.00 in professional services escrow fees from the Applicant prior to deeming the application complete.

7. The Applicant should be prepared to discuss the following issues with the Board:
- Reasons supporting the granting of the requested bulk variances and/or design waivers and continuance of the existing condition nonconformities.



Atlantic Highlands Borough Planning Board
Re: Finkelstein (PB20-11)
Subdivision Application – Review #1

June 5, 2020
Our File: HAHP0028.01
Page 4

- b) Stormwater runoff including how additional impervious coverage and improvements will be mitigated. Applicant should discuss runoff from proposed roof, roof leader location, yard drainage, and address concentration of flows and effects on adjacent properties.
- c) Applicant should discuss existing and proposed upland flow patterns. It appears that stormwater flows off the steep slope across the property southwestward into the proposed building on proposed lot 26.02.
- d) The applicant appears to be close to the maximum allowable lot disturbance (4,612 SF allowed vs. 4,505 SF proposed). Additional grading beyond what is depicted on the Steep Slope Analysis Plan may trigger the need for a variance. We recommend the approved limit of disturbance be surveyed and staked out prior to construction.
- e) Any landscaping work including buffers, proposed plantings, and tree removal, including effects on adjacent properties. It appears that no landscape plantings or buffer plantings are proposed as part of this application. Clarification is requested.
- f) Number of bedrooms in existing and proposed conditions.
- g) Applicant should demonstrate conformance with parking requirements.
- h) Applicant should provide site photos depicting existing conditions.
- i) The Applicant should discuss conformity with the neighborhood aesthetic, including lot size, layout, and architecture. Applicant to discuss status of architectural plans for building on proposed lot 26.02..
- j) The Applicant shall clarify if they intend to file the minor subdivision by deed or by map.
- k) We recommend that all the proposed trees over a 6-inch diameter are shown on the subdivision plan and any trees to be removed as part of this application are shown on the minor subdivision plan with a strikethrough 'X'.
- l) The Applicant or their professionals shall provide testimony regarding existing and proposed utility connections. We note that the existing overhead wire electric service appears to provide service to three additional lots and is in conflict with the proposed building on proposed lot 26.02. Applicant should discuss any JCP&L easement that may exist or may be required.
- m) Applicant shall discuss timing of proposed improvements, particularly utilities and driveway aprons prior to filing of the proposed subdivision. We note the existing home is served by a driveway that is located on proposed lot 26.02.
- n) Signature space on minor subdivision plat to reference "Land Use Board", not "Zoning/Planning Board".

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



Atlantic Highlands Borough Planning Board
Re: Finkelstein (PB20-11)
Subdivision Application – Review #1

June 5, 2020
Our File: HAHP0028.01
Page 5

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

Very truly yours,

CME Associates

Douglas Rohmeyer, PE, CME, CFM
Planning Board Engineer

DMR/DEP

cc: Adam Hubeny - Borough Administrator
Michael B. Steib, Esq. – Board Attorney
Michelle Clark – Zoning Officer
Mordechai Finkelstein – Applicant