

**ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE**

1. I/we Mordechai Finkelstein, the applicant(s) herein, whose mailing address is 114 Madassah Lane Lakewood, NJ 08701 and whose phone number is 848-525-2037 am/are the owner/contractor of property located at Same
- also designated as Block 28, Lot(s) 20 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 within allowed %.
4. The following structures, buildings and/or uses are located on the property:
existing house
5. Application is hereby made for a variance to: N/A
6. The reason for this request and the grounds urged for the relief are as follows:
N/A
7. The section(s) of the Borough Zoning Ordinance upon which this application is based is: N/A
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 ✓ If yes, when? _____
Has the Planning Board approved the subdivision Yes _____ No N/A If yes, when? _____
10. If there has been any previous appeal or application to the Planning Board involving the premises, state: NO
Date of Filing: _____
Character of Appeal: _____
Disposition: _____

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

Applicant Signature

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.

ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

Application is hereby made for the classification of a Sketch Plat of a proposed subdivision of land hereinafter more particularly described:

1. Applicant Name: Mordechai Finkelstein
Address: 114 Hadassah Lane
Lakewood NJ 08701
Phone Number: 848-525-2037
2. Name & Address of Present Owner (if other than Applicant):
NAME: Same
ADDRESS: _____
3. Applicant's Interest in Land, if other than owner: N/A
4. Location of Subdivision: 124 E. Washington Ave.
Block: 28 Lot: 26 Zone: R-1
5. Number of Proposed Lots: TWO Filling Fee: \$ _____
6. Area of Entire Tract: 23,180 sf Portion being Subdivided: 11,956 sf
7. Development Plans:
Sell Lots Only: Yes _____ No _____
Construct Homes for Sale: Yes X No _____
Other _____
8. ATTACH A COPY OF ANY DEED RESTRICTIONS OR RESTRICTIVE COVERING N/A
9. Name and Address of person preparing Sketch Plat:
Name: Richard Stackton Phone: 732 872-2827
Address: 942 Route 36, Leonardo, NJ 07737


Applicant Signature

 Mar 27, 20
Date

Applicant Signature

Date



BOROUGH OF ATLANTIC HIGHLANDS

100 FIRST AVENUE
ATLANTIC HIGHLANDS, NJ 07716
732-291-1444 FAX 291-9725
WWW.AHNJ.COM CLERK@AHNJ.COM

MICHELLE CLARK, ZONING OFFICER

To: Mordechai Finkelstein
114 Hadassah Lane
Lakewood, NJ 08701

From: Michelle Clark
Zoning Officer

Date: April 27, 2020

Re: 124 East Washington Avenue
Block 28, Lot 26

I have reviewed your application for subdivision and construction of a Single-Family Dwelling in the R-1 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Section 150-82
Subdivision

To proceed with an application to the Planning Board please contact Christine Burke at 731-291-1444 ext 3108 or by email at planningboard@ahnj.com

Should you have any questions, please feel free to contact me.

MEMORANDUM

FROM: MICHAEL B. STEIB, ESQ.

TO: ATLANTIC HIGHLANDS PLANNING BOARD

DATE: APRIL 28, 2020

RE: APPLICATION OF FINKELSTEIN 124 E. WASHINGTON AVE.

I have received the zoning denial, application and plans for the above referenced application and note the following discrepancies in the subdivision plan:

- 1. The plan shows the East Washington Ave. frontage for new lot 26.02 at 49.34 ft.. It appears that the number should be 79.34 ft. as set forth in the Zone Schedule.**
- 2. The Zone Schedule shows the floor Area Ratio for new lot 26.02 at 25.1. It appears that it should be .251.**
- 3. The Zone Schedule shows the rear setback for new lot 26.02 at 50 ft.. It appears that it should be approximately 25 ft.**

Respectfully Submitted,



Michael B. Steib



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.

S:\Atlantic Highlands\Project Files\HAHP0028.01 - Finkelstein\20-06-04 Subdivision Rvw. #1 - Finkelstein.docx

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: HAHF0028.01
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