



BOROUGH OF ATLANTIC HIGHLANDS

100 FIRST AVENUE
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MICHELLE CLARK, ZONING OFFICER

To: Brian and Amanda Gorseger
88 East Garfield Avenue
Atlantic Highlands, NJ 07716

From: Michelle Clark
Zoning Officer

Date: July 18, 2022

Re: Block 32, Lot 4, 88 East Garfield Avenue

I have reviewed your application for construction of a 300 sq ft addition to your home in the R-1 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Section 150-49 I. Lots and structures, (3) Principle or accessory buildings or structures may not be constructed on nonconforming lots and/or on lots which contain a nonconforming principle building or structure unless: (b) the lot conforms to the minimum lot area requirements of this chapter.

Section 5-2 Minimum Lot Area 7,500 sf required; 5,250 sf exists
Minimum Frontage/Width 75' required; 50' exists
Minimum Front Yard Setback 20' required; 11.5' exists
Minimum Side Yard Setback 10' required; <2' exists
Minimum Two Side Yards 20' required; 27.4 exists; 19.5' proposed
Minimum Accessory Side yard 5' required; 2' exists
Minimum Accessory Rear yard 5' required; 2' exists
Maximum Lot Coverage 25% permitted; 30.235 proposed

To proceed with an application to the Planning Board please contact Erin Uriarte at 732-291-1444 ext 3108 or by email at planningboard@ahnj.com

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

cc: Erin Uriarte, Board Secretary