

101 Crawfords Corner Road
Suite 3400
Holmdel, New Jersey 07733
Main: 877 627 3772



February 15, 2023

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P. O. Box 370
Oceanport, NJ 07757

6 Relwof Avenue – Bulk Variance
Block 88, Lot 15
Application No. PB2023-03
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0341

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plans entitled “Alteration Addition Bodnar Residence” prepared by Jeremiah J Regan, AIA, dated December 4, 2022, consisting of one (2) sheets.
- Series of three (3) photographs dated October 2022 (exhibits A-C).

The subject property is situated in the R-4 – Residential Single-Family Zone District and located on the west side of Relwof Avenue at the intersection with Asbury Avenue. The property currently has a two-story single-family dwelling, deck, asphalt driveway, shed and concrete walkways. The Applicant previously received approval for an addition to the rear of the structure along with an elevated deck. The current Application is for a front entry addition and porch.

Based on our review, we recommend that the Application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this Application. A planning and engineering review of the Application is included below.

A. VariANCES/Design Waivers

We offer the following comments for the Board's consideration:

1. Bulk variances are required for the following:
 - a. **Minimum Front Yard Setback:** The R-4 Zone requires a minimum Front Yard Setback of 30'. The existing dwelling is 30.12' from the Relwof Avenue right of way. The proposed addition will provide only 24.53' setback.
 - b. **Minimum Front Yard Setback to porch:** The Ordinance permits porches to encroach up to 6' into the required setback there by reducing the required setback to 24'. The proposed porch is 18.20' from the front property line.

The Municipal Land Use Law permits the granting of a hardship variance under either of two following situations (C.40:55D-70c):

1. **Hardship c(1) - Physical Constraints** – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer based upon the existence of the following conditions:
 - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
2. **Flexible "c" or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

The Applicant shall provide testimony in support of the variance being requested and/or identified.

B. General Comments

1. A signed and sealed copy of the survey referenced in the Architectural plans shall be provided to the Board Secretary.
2. The property is located in a AE10 flood Zone. All construction below elevation 12.4 must be of flood resistant materials in accordance with FEMA Technical Bulletin 2.
3. The Applicant should clarify if any additional outdoor lighting is proposed.

Should you have any questions regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design
(DBA Maser Consulting)



William H.R. White, III, PE, PP, CME, CFM, CPWM
Planning Board Engineer and Planner

WHW/dmm

cc: Barbara Bodnar, Applicant (via email)

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