

**TO:** Borough of Fair Haven Zoning Board of Adjustment  
**FROM:** Elena Gable, PP, AICP, CFM  
**RE:** Bruiser Woods, LLC  
611 River Road  
Block 25 Lot 12  
*Preliminary and Final Major Site Plan v5*  
**DATE:** November 30, 2020

---

As requested, we have reviewed the following new materials in preparation of this report:

- 3-sheet set of engineering drawings prepared by Insite Engineering, dated March 6, 2020, revised November 16, 2020; and
- 2-sheet set of architectural drawings prepared by Anthony Condouris Architect, dated January 22, 2020, revised November 17, 2020

### **Revised Project Summary**

The applicant has submitted revised engineering and architectural drawings incorporating comments from the Zoning Board that were discussed at the November 12, 2020 meeting. All comments in our previous memorandums remain valid unless otherwise noted. A summary of these changes are as follows:

- The applicant has relocated the 2<sup>nd</sup> story addition to be set back 9 feet from the existing 1<sup>st</sup> floor front façade as a means to reduce the building mass along River Road. The applicant is also proposing a 2<sup>nd</sup> story balcony, which will be accessible by a set of french doors and is proposing to border the balcony with a 4-foot tall picket fence.
- The applicant has repositioned the proposed stairway located at the rear of the building and is proposing to cantilever the 2<sup>nd</sup> floor addition 9 feet to the rear of the existing building, providing a covered entrance to the rear of the building from the parking lot.
- Due to the cantilevered building, the applicant will be reducing its parking by 1 space, providing a total of 12 parking spaces, of which 1 space is proposed to be ADA accessible.
- The applicant is proposing an LED light pole in the rear parking lot that is 20 feet tall.
- The applicant is proposing a 5 square-foot sign above the rear entrance.
- The applicant is proposing two-doors (one for each dance room) on the 1<sup>st</sup> floor building façade adjacent to the driveway, in addition to an entrance on River Road and an entrance from the rear parking lot.

- The applicant has revised the architectural drawing elevations to propose a pitched roof rather than the previously proposed flat roof with a parapet.

**Zoning**

The property is located in the B-1 Zone where dance studios are a permitted use.

<b>Bulk Standards for the B-1 Zone</b>				
<b>Lot Requirements</b>				
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Minimum Lot Area	5,000 SF	9, 315.42 SF	9, 315.42 SF	-
Minimum Lot Width (River Road)	50 ft.	48.9 ft.	48.9 ft.	<b>ENC</b>
Minimum Lot Frontage (River Road)	50 ft.	49.03 ft.	49.03 ft.	<b>ENC</b>
Minimum Lot Width (Navesink Road)	50 ft.	47.9 ft	47.9 ft	<b>ENC</b>
Minimum Lot Frontage (Navesink Road)	50 FT.	47.77 ft.	47.77 ft.	<b>ENC</b>
Minimum Lot Depth	100 ft.	193.03 ft.	193.03 ft.	-
<b>Principal Building</b>				
Minimum Front Yard Setback	35 ft.	1.47 ft	1.47 ft.	<b>ENC/Yes</b>
Minimum Side Yard Setback (one)	5 ft.	1.48 ft	1.48 ft	<b>ENC/Yes</b>
Minimum Side Yard Setback (both)*	10 ft.	12.15 ft.	12.15 ft.	-
Minimum Rear Yard Setback	10 ft.	137.7 ft.	119.26 ft.	-
Maximum Building Height	35 ft.	Not Provided	30.22 ft.	-
Maximum Stories	2.5	1	2	-
<b>Maximum Allotments</b>				
Maximum Habitable Floor Area	N/A	1,960 SF	4,174 SF	-
Maximum Habitable Floor Area Ratio	0.4	0.21	0.45	<b>Yes</b>
Maximum Building Coverage	50%	21.1%	25.9%	-
Maximum Lot Coverage	80%	94.3%	93.1%	<b>ENC/Yes</b>

**ENC** = Existing Nonconforming Condition

Parking and Loading Compliance				
	Required	Existing	Proposed	Variance
Standard Stall Size	9 ft. x 18 ft.	9 ft. x 18 ft.	9 ft. x 18 ft.	-
ADA Stall Size	12 ft. x 20 ft.	13.2 ft. x 23 ft.	16 ft. x 18 ft.	<b>Yes</b>
Number of Parking Spaces	1 space per 200 SF Gross Floor Area= 4,184 SF/200SF= 20.92 → 21 spaces	15 spaces	12 spaces	<b>Yes</b>
Minimum Front Yard Parking Setback	10 ft.	>10 ft.	>10 ft.	-
Minimum Side Yard Parking Setback	3 ft.	0 ft.	4.25 ft.	-
Minimum Rear Yard Parking Setback	3 ft.	1.5 ft.	0.5 ft.	<b>Yes</b>
Minimum Aisle Width	60 degrees = 18 ft. 90 degrees = 24 ft.	13.8 ft. (60 degrees)	25 ft. (90 degrees)	-
Minimum Driveway Width	12 ft.	10.7 ft.	10.7 ft.	<b>ENC</b>
Maximum Driveway Width	36 ft.	22.7 ft.	25 ft.	-

**ENC** = Existing Nonconforming Condition

**Variations Required**

The property has the following existing nonconformities:

- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements- Minimum Lot Width (River Road) – The minimum required lot width is 50 feet where 48.9 feet exists and is not proposed to change along the River Road frontage. This is a preexisting nonconforming condition of the property.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements- Minimum Lot Frontage (River Road) – The minimum required lot frontage is 50 feet, where 49.03 feet exists and is not proposed to change along the River Road frontage. This is a preexisting nonconforming condition of the property.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements- Minimum Lot Width (Navesink Road) – The minimum required lot width is 50 feet, where 47.9 feet exists and is not proposed to change along the Navesink Road frontage. This is a preexisting nonconforming condition of the property.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements- Minimum Lot Frontage (Navesink Road) – The minimum required lot width/frontage is 50 feet, where 47.7 feet exists

and is not proposed to change along the Navesink Road frontage. This is a preexisting nonconforming condition of the property.

- §30-9.2.b.6.(c)—Driveway Width—Where the minimum driveway exclusive of curb shall not be less than 12 feet in width, where 10.7 feet exists and is not proposed to change. This is a preexisting nonconforming condition of the property.
- §30-9.2.b.3(c) – Minimum Aisle Width – Whereas a minimum of 18 feet is required for 60 degree angle parking spaces and 13.95 feet is existing, and the applicant is proposing 90 degree angle parking spaces with a 25-foot aisle width, which alleviates the existing nonconforming condition.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements – Maximum Lot Coverage. The maximum permitted lot coverage is 80% whereas 94.3% is existing and 93.1% is proposed.

New variances and existing non-conformities that will be exacerbated based upon the proposed improvements requiring variance relief include the following:

- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements – Maximum Habitable Floor Area Ratio. The maximum permitted habitable floor area ratio is 0.4, whereas 0.21 is existing and 0.45 is proposed. *Requires d-variance relief.*
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements- Minimum Front Yard - The minimum front yard setback is 35 feet, where 1.5 feet is existing and will be exacerbated based upon the proposed improvements.
- §30-5.1 Table C: Schedule of Area, Yard and Building Requirements- Minimum Side Yard - The minimum side yard setback is 5 feet, where 1.48 feet is existing and proposed. This existing nonconformity will be exacerbated based upon the proposed improvements.
- §30-7.24.b.14(e) Permitted signs in Business Zones- Where the permitted sign area of a sign on an awning is 10 square feet, and 25 square feet is proposed.
- §30-9.2.b.2. – ADA Parking Space Size – Whereas ADA spaces are required to be 12 feet x 20 feet and an ADA space measuring 16 feet x 18 feet is proposed. It should be noted the proposed space meets the Americans with Disabilities Act requirements.
- §30-9.2.b – Number of Parking Spaces – Whereas the application requires 21 parking spaces and 12 spaces are proposed.

- §30-9.2.b.5(b) – Minimum Rear Yard Parking Setback – Whereas a minimum of 3 feet is required and 1.5 feet is existing and 0.5 feet is proposed.
- §30-9.2.b.3(f)- Concrete Curbing- Whereas concrete curbing is required along the perimeter of all parking areas, internal islands, and planting areas, and the applicant is not proposing concrete curbing along the perimeter of the parking area.

The following design waivers are required:

- §30-8.4e.2(a)—Buffering and Screening- Whereas buffers shall be provided along side and rear property lines that abut areas that are residentially zoned or used for residential purposes. Buffer strips shall be 25 feet wide but not to exceed 10% of the lot area. The applicant is not proposing a buffer along the rear property line that abuts residential properties.
- §30-8.4e.2(b)—Buffering and Screening- Whereas any parking area, garbage collection, utility areas, and loading and unloading areas should be screened around their perimeter by a strip of a minimum of 5 feet wide, the proposed buffer is 4.26 feet wide at the rear of the property, and the applicant is not proposing to utilize the entire strip as a screening strip.
- §30-8.4f(1)—Parking Lot Landscaping- Whereas at least 5% of the interior of parking areas shall be landscaped with plantings and one tree for each 10 spaces shall be installed, the applicant is not proposing any interior parking lot landscaping.

## **Planning Comments**

### *General Comments*

1. The application continues to require d(4) FAR variance relief.
2. The applicant has incorporated many of the suggested revisions made by the Zoning Board to the proposed site plan and architectural drawings.
3. The applicant shall provide testimony pertaining to all changes proposed to this application.

### *Architectural*

4. The applicant shall confirm that the doors along the side façade facing the driveway are for emergency ingress/egress only.

5. The applicant is proposing to set back the 2<sup>nd</sup> story addition 9 feet from the front façade of the existing building and 10.47 feet from the front property line. In doing so, the 2<sup>nd</sup> story will now cantilever 9 feet over the rear entrance.
6. The applicant has reconfigured the first floor to incorporate two reception areas leading from each entrance on the 1<sup>st</sup> floor.
7. The architectural drawing elevations (sheet Z-2) show a pitched roof with a labeled "parapet" but the rendering on the sheet Z-1 show a flat roof with a parapet. The applicant shall provide testimony to clarify the roof that is proposed for the building and revise the drawings as necessary.
8. The applicant shall confirm that the proposed building height is calculated in accordance with Borough definitions.
9. The applicant is proposing to match the exterior of the proposed additions to the existing materials, which is proposed to consist of stucco relief. The applicant shall confirm.
10. The applicant shall provide testimony pertaining to the color and materials for the 2<sup>nd</sup> floor 4-foot tall balcony fence.
11. We recommend the applicant add the locations of the building mounted lights to the elevations.

*Signs*

12. The applicant is proposing two signs for the business. The applicant shall confirm the dimensions of each of the proposed signs to ensure the sign area is calculated in accordance with Borough definitions.
  - a. A 20 square-foot sign is proposed on the front awning of the River Road frontage. While conforming to the dimensions of a wall sign, the applicant requires variance relief as the sign is proposed to remain on the awning.
  - b. The applicant is proposing a 5 square-foot sign above the rear entrance from the parking lot.
13. The applicant shall confirm that the sign area of all signs does not exceed 15% of the front building façade pursuant to §30-7.24b(e)(3).

14. It appears that proposed sign above the rear entrance conforms to the requirements of §30-7.24b(e)(4), which permits a wall sign not exceeding five-square-feet to be erected provided it does not exceed 15% of the building face area. The applicant shall confirm.

#### *Lighting*

15. The applicant shall provide testimony pertaining to the lighting in the rear parking lot.
  - a. We note that the applicant did not previously provide a pole light in the rear parking lot. However, the revised lighting plan shows light spillage into Navesink Avenue.
  - b. The applicant shall provide testimony pertaining to the proposed light fixture and whether it is possible to reduce the overall light intensity from this pole, relocate the pole to be closer to the building so as to reduce spill over into the ROW, or schedule the light to dim when the dance studio is not open.
  - c. The applicant continues to propose three building mounted lights: two of the lights are affixed to the side façade adjacent to the driveway, and the third light is affixed to the rear façade above the entrance.
16. The applicant shall provide testimony in accordance with §30-9.2a.12 Lighting, specifically "the height and shielding of lighting standards shall provide proper lighting without hazard to drivers or nuisance to residents, and the design of lighting standards shall be of a type appropriate to the development and municipality."

#### *Parking/Circulation*

17. The applicant previously proposed 13 parking spaces and is currently proposing 12 parking spaces due to the cantilevered second-floor addition encroaching over the parking lot.
  - a. The applicant shall provide testimony pertaining to whether the decreased parking availability will have an impact on the dance studio's operations.

#### *Landscaping*

18. The applicant is proposing 12 emerald green arborvitae between a portion of the parking lot and the western lot line to act as a screening mechanism for the garbage/recycling cans and parking lot. The arborvitae are proposed to extend approximately 35 feet from the two-story stairwell addition along the parking lot.

19. We note the applicant requires waiver relief pertaining to the buffer between the parking lot and the adjacent residential properties across Navesink Avenue. However, in order to provide a buffer, the applicant would need to reduce its parking by several additional parking spaces.

*Misc.*

20. The applicant shall provide testimony pertaining to whether any generators are proposed and shall revise the plans to show their location(s).
21. The applicant shall provide testimony pertaining to the location of mechanical equipment and shall revise the plans accordingly.
22. We defer comment to the Board Engineer with regard to grading, utilities, and stormwater management.



**Aerial Map of Property**



611 River Road  
Block 25 Lot 12

HEYER GRUEL & ASSOCIATES