



ROBERT W. ADLER
— & ASSOCIATES, PA —
ARCHITECTS

DECEMBER 15, 2020

Ms. ELENA GABLE, PP, AICP
Ms. LEIGH FLEMING, PP, AICP
FAIR HAVEN PLANNERS
HEYER, GRUEL AND ASSOCIATES
236 BROAD STREET
RED BANK, NEW JERSEY 07701

RE: FEMINELLO – 2 HOLLY LANE
FAIR HAVEN, NJ
BLOCK 79, LOT 32
R-30 ZONE

DEAR Ms. GABLE AND Ms. FLEMING,

PER YOUR REVIEW COMMENTS DATED DECEMBER 7, 2020, I HAD ADJUSTMENTS MADE TO THE ZONING SET PREPARED BY THIS OFFICE AND LAST DATED JULY 10, 2020. THE REVISED SET OF DRAWINGS DATE OF DECEMBER 15, 2020 HAVE BEEN INCLUDED WITH THIS LETTER. THEY ADDRESS THE FOLLOWING ITEMS.

1. THE EXISTING AND PROPOSED FLOOR PLANS HAVE BEEN REVISED TO INCLUDE STRING DIMENSIONS TO ALL SIDES.
2. THE ELEVATIONS HAVE BEEN UPDATED FOR ADDITIONAL STRING DIMENSIONS TO EXISTING CONDITIONS INCLUDING DEPTH OF EXISTING BASEMENT/CRAWL. OVERALL BUILDING HEIGHT WAS ALREADY SHOWN ON SHEET #4.
3. THE FAR CALCULATIONS DO NOT INCLUDE ANY PORTION OF THE EXISTING GARAGE. AS SHOWN ON THE COVER PAGE THE FAR ONLY INCLUDES HABITABLE FLOOR AREA OF THE 1ST AND 2ND FLOORS (RENOVATED/PROPOSED). PLEASE REFERENCE THE NOTE OF "EXISTING GARAGE RENOVATED INTO HOUSE (43SF.)" THIS AREA WAS FORMERLY GARAGE SPACE THAT IS NOW PART OF THE HOUSE.
4. THE TOTAL PROPOSED COMBINED SIDE SETBACK HAS BEEN REVISED TO 38.33' WHERE 38.42' WAS PREVIOUSLY NOTED. IN ADDITION THE MINIMUM EXISTING SIDE SETBACK WAS REVISED TO 11.9' FROM THE PREVIOUSLY NOTED 11.83', MAKING A TOTAL EXISTING COMBINED SETBACK OF 38.48'. THIS EXISTING 11.9' SIDE SETBACK IS REFERENCED ON THE SURVEY PREPARED BY "CONTROL LAYOUTS, INC." AND PROVIDED TO YOU IN THE PREVIOUS SUBMISSION PACKAGE. THE PLOT PLAN HAS BEEN REVISED TO REFLECT THESE NUMBERS.

Celebrating
30
YEARS

1049 Broadway West Long Branch, New Jersey 07764

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PLEASE ACCEPT THIS LETTER AS AN OFFICIAL SUPPLEMENT TO THE ZONING SET AND PARTIAL RESPONSE TO YOUR REVIEW COMMENTS. ITEMS NOT ADDRESSED WILL BE ENTERED AS TESTIMONY DURING THE HEARING. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT ANY TIME.

SINCERELY,

A handwritten signature in blue ink is written over a faint, circular seal. The signature is stylized and appears to be 'R. Adler, Jr.'. The seal is partially obscured by the signature and contains some illegible text.

ROBERT W. ADLER, JR.
PRESIDENT
NJ ARCHITECTURAL LICENSE 10795