

TO: Borough of Fair Haven Zoning Board of Adjustment
FROM: Elena Gable, PP, AICP, CFM
Leigh Fleming, PP, AICP
RE: Bunge
7 Hillside Place
Block 66, Lot 9
Completeness & Bulk Variance Approval v2
DATE: February 18, 2021

As requested, we have reviewed the following application materials:

- Zoning Board Application (ZB 20-15) and checklist received on November 18, 2020;
- Zoning Officer's Denial Letter, dated September 1, 2020;
- Zoning Permit Application #20-238A, received August 28, 2020;
- 1-Sheet Survey, prepared by Charles Surmonte, P.E., P.L.S., dated April 4, 2019;
- 2-sheet set Property Photos, prepared by Parallel Architectural Group, dated November 9, 2020;
- 6-Sheet Set Architectural Plans, prepared by Parallel Architectural Group, dated November 2, 2020; and
- Waiver Request letter, prepared by Nikki Schumann of Parallel Architectural Group, dated January 4, 2021.

Completeness Review

The application has been checked for compliance with the Borough of Fair Haven Land Development Application checklist. The applicant has not completed all required submissions. The application is deemed incomplete; however, we take no exception to the Board granting the waivers for completeness purposes only.

- Item #9- Completed Monmouth County Planning Board Application- The applicant has requested a waiver for this item. We take no exception to the granting of the waiver for completeness purposes only as the property does not front on a County Road.
- Item #10- Completed Freehold Soil Conservation District (FSCD) Application- The applicant has requested a waiver for this item. We take no exception to the granting of the waiver for completeness purposes only, as it appears this requirement may not applicable because this project involves a disturbance of less than 5,000 square feet of soil.
- Item #11- Completed Monmouth County Health Department Application- The applicant has requested a waiver for this item. We take no exception to the granting of the waiver

porch will be replaced with a mud room and laundry room, and a covered deck and a patio will be added to the rear of the dwelling.

The existing second floor contains two (2) bedrooms and one (1) bathroom. After the proposed improvements, the second floor will contain four (4) bedrooms and two (2) bathrooms.

Zoning

The property is located in the R-10A zone where single-family dwellings are a permitted use.

Bulk Standards for the R-10A Zone				
	Required	Existing	Proposed	Variance
Lot Requirements				
Minimum Lot Area	11,500 Sq. Ft.	12,366 Sq. Ft.	11,500 Sq. Ft.	No
Minimum Lot Width (Hillside Place)	115'	125'	125'	No
Minimum Lot Width (Buena Vista Avenue)	115'	100'	100'	ENC
Minimum Lot Frontage* (Hillside Place)	115' (75% = 87')	100'	100'	No
Minimum Lot Frontage (Buena Vista Avenue)	115' (75% = 87')	75'	75'	ENC
Minimum Lot Depth	100'	125'	125'	No
Principal Structure				
Minimum Front Yard Setback (Hillside Place)	30'	24.5'	21'	YES
Minimum Front Yard Setback (Buena Vista Avenue)	30'	34.5'	34.5'	No
Minimum Side Yard Setback- One	10'	33'	33'	No
Minimum Side Yard Setback- Both	25'	33'	33'	No
Minimum Rear Setback	30'	18.4'	18.4'	ENC
Maximum Building Height	32'	23' 3.5"	30' 4.5"	No
Maximum Stories	2.5	1.5	2	No
Maximum Building Coverage	35%	18%	22%	No
Maximum Habitable Floor Area Ratio	0.28	0.19**	0.26**	No
Maximum Habitable Floor Area Sq. Ft.	3,220	2,411	3,219	No
Maximum Lot Coverage	40%	23%	33%	No

property and cannot relate to financial or personal hardship. Hardship relating to property can include:

- i. Narrowness, shallowness, or irregular shape
- ii. An exceptional topographic condition
- iii. Other unique conditions or features affecting the property

The c(2) flexible variance states that by granting the variance, the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirement and that the variance can be granted without substantial detriment to the public good.

b. Negative Criteria: The applicant must satisfy the two-prong test of the negative criteria:

- i. The variance can be granted without substantial detriment to the public good; and
- ii. The variance can be granted without causing substantial detriment to the zone plan.

The applicant's testimony regarding the negative criteria should address any potential impacts that the proposed variances may have on the surrounding area, as well as how the proposed development is consistent with, or in potential conflict with, both the zoning ordinance and the Borough's Master Plan.

2. The Zoning Officer's denial letter stated that the applicant's additions and renovations were approved except for the proposed covered front porch.
3. The applicant is proposing a covered porch along the Hillside Place frontage. The covered porch would yield a 21-foot front yard setback where 24.5 feet exists. The applicant shall provide testimony in support of this variance.
4. There are inconsistencies between the setbacks depicted on the property survey and the site plan. The survey depicts an 18.4-foot rear yard setback, where the site plan depicts 19 feet and 3.5 inches. The survey also depicts at 24.5-foot front yard setback where 25 feet is depicted on the site plan. There are also inconsistencies between the survey and the site plan regarding the driveway location and configuration.

Aerial Map of Property





Photograph of property across Hillside Place



Photograph of neighboring property along Hillside Place