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May 20, 2020

Lacey Township Planning Board

818 Lacey Road
Forked River, NJ 08731

RE: Technical Review – Minor Subdivision

Application No.: 20-MnS-01

Applicant: Ronald & Susan Gafgen

Block: 840

Lots: 34 & 35

Location: 1207 Laurel Boulevard; Lanoka Harbor

Zone: R-75 (Residential)

GCG File No.: LTPB.20006

Dear Chairman Cortese and Board Members:

In accordance with your Authorization, our office has reviewed the following material submitted for the above referenced minor subdivision package:

- Minor Subdivision consisting of 1 sheet, prepared by East Coast Engineering, Inc., Jay F. Pierson, PLS, dated May 11, 2020, no revisions.
- Survey Map consisting of 1 sheet, prepared by East Coast Engineering, Inc., Jay F. Pierson, PLS, dated May 4, 2020, no revisions.
- Lacey Township Minor Subdivision Plat Technical Checklist completed by East Coast Engineering, Inc., Jason Marciano, PE, dated May 11, 2020.

The subject site is located on the westerly side of Laurel Boulevard situated approximately 775 ft north of Laurel Boulevard intersection near the bay. The property is currently developed with a single-family dwelling and associated improvements that are proposed to be demolished. The existing bulkhead and docks along the lagoon are to remain. The property is situated in the R-75 Residential Zone and is bounded by single family residential dwellings.

The applicant proposes to create two (2) new building lots.

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A. Zoning R-75 (Residential) Zone:

<u>Parameter</u>	<u>Required</u>	<u>Proposed</u>		<u>Section</u>
		<u>Lot 34.01</u>	<u>Lot 35.01</u>	
Lot Area (min.)	7,500 sf	5,002.28 sf	5,002.28 sf	335-93 Table 1
Lot Width (min.)	75 ft.	51.53 ft.	51.53 ft.	335-93 Table 1
Lot Frontage (min.)	40 ft.	52.55 ft.	52.55 ft.	
Front Yard Setback	20 ft.	20 ft.	20 ft.	
Side Yard Setback (Interior)	6 ft.	6 ft.	6 ft.	
Side Yard Setback Combined	15 ft.	15 ft.	15 ft.	
Rear Yard Setback	25 ft.	25 ft.	25 ft.	
Max. Building Height	35 ft.	<35 ft	<35 ft.	
Lot Coverage (Princ.)	35%	N/A	N/A	
Lot Coverage (All Structures)	40%	N/A	N/A	
Gross Floor Area (min.)	864 sf	N/A	N/A	
Accessory Building Attached				
Side Setback	20 ft.	N/A	N/A	
Rear Setback	15 ft.	N/A	N/A	
Accessory Building Detached				
Front Setback	20 ft.	N/A	N/A	
Side Setback	6 ft.	N/A	N/A	
Rear Setback	6 ft.	N/A	N/A	

Requested / Required Variances:

The following variances are required:

- Section 335-93 Table 1 – Minimum Lot Area:** 7,500 sf required; 5,002.28 sf is proposed for New Lots 34.01 & 35.01.
- Section 335-93 Table 1 – Minimum Lot Width:** 75 ft required; 51.53 ft is proposed for New Lots 24.01 & 25.01.

Requested / Required Design Waivers:

No design waivers are requested or required.

RSIS De Minimis Exceptions

- N.J.A.C. 5:21-4.5** – From providing installation of sidewalks along Laurel Boulevard.

The applicant should be prepared to discuss reasons supporting the granting of the RSIS de minimis exceptions.

The proposed subdivision conforms to the requirements to be classified as a minor subdivision.

The subdivision map generally conforms to the Township Technical Checklist with only a few minor plat details to be resolved.

Technical Checklist Completeness Recommendation:

Based on the submitted items and the minor deficiencies noted we recommend that this application be deemed technically complete for public hearing.

B. General Comments:

The following items may be discussed during technical completeness review:

1. The applicant should provide planning testimony that satisfies the positive and negative criteria to justify the variances and nonconformities associated with this application.
2. The applicant should provide testimony regarding the RSIS de minimis exception.
3. We recommend that the applicant shall demolish and remove the dwelling and associated improvements from the site prior to the filing of the map; otherwise a bond will need to be posted and a certification for the municipal clerk added to the plans.

C. Technical Comments:

1. Have the property owner signature be notarized on the map.
2. Provide evidence of approved lot numbers from the Tax Assessor.
3. Provide coordinates at a minimum of three (3) corners as required by the Map Filing Law.
4. Provide evidence of County stamp of approval on the plans.

D. Required Outside Agency Approvals:

It appears the site may require the following approvals:

1. Ocean County Planning Board.
2. Lacey Township MUA – Statement of availability of water and sewer service to new residential lots and approvals required for the construction of the new services.
3. Lacey Township Tax Assessor approval of Lot Numbers.
4. Any and all other approvals deemed necessary by other outside agencies.

E. Recommendations

It is the recommendation of our office that any action taken by the Board on this application be contingent upon the resolution of the items herein and the receipt of any other approvals or permits deemed necessary by outside agencies.

Gravatt Consulting Group reserves the right to present additional comments pending receipt of the revised plans and/or testimony provided by the applicant at the public hearing. Should you have any questions, please do not hesitate to contact me at our Forked River office.

Very truly yours,

GRAVATT CONSULTING GROUP, INC.



Bruce A. Jacobs, P.E., P.P., C.M.E.
Planning Board Engineer

cc: Brian Reid, Dir. of Community Development, via email
Susan Connor, Secretary, via email
Loretta Rule, Zoning Officer, via email
Terry Brady, Esq., via email
Ronald & Susan Gafgen, Applicant, via email
Greg Hock, Esq., Applicant's Attorney, via email
East Coast Engineering, Jason M. Maricano, PE, Applicant's Engineer, via email

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