

October 31, 2023

Neptune Township Planning Board
25 Neptune Boulevard
P.O. Box 1125
Neptune, NJ 07754-1125

**Re: Shore Town Homes, LLC
Minor Subdivision Application
401 & 402 Drummond Avenue and
1805 Stratford Avenue
Lots 22, 23 & 24, Block 617
Our File: NTPB 23-21**

Dear Board Members:

Our office has received an application for Minor Subdivision review in conjunction with the above referenced project. The following documents have been reviewed:

1. **Submitted Documents**

- Minor Subdivision Plan for Block 617, Lots 22, 23, and 24, consisting of one (1) sheet, prepared by David J. Von Steenburg, P.L.S., of Morgan Engineering & Surveying, dated April 28, 2023, with the latest revisions dated June 6, 2023.
- Survey for Block 617, Lots 22, and 23, prepared by David J. Von Steenburg, P.L.S., of Morgan Engineering & Surveying, dated September January 6, 2023, with no revisions

The application has been deemed complete. We have completed our review of the submitted documents and offer the following comments:

2. **Site Analysis**

- A. The minor subdivision application currently consists of three (3) lots (Lots 22, 23, and 24 in Block 617). Lot 22 is 4,551 square feet with frontage along Drummond Avenue. This property's address is 421 Drummond Avenue. Lot 23 is 6,072 square feet and is a corner lot with frontages along Drummond Avenue and Stratford Avenue. The property's street address is 401 Drummond Avenue. Lot 24 is 2,192 square feet with frontage along Stratford Avenue. This property's street address is 1805 Stratford Avenue.

- B. The minor subdivision lots consists of an existing one-story single-framed dwelling on Lot 22, an existing one-story masonry building on Lot 23, and an existing two-story framed dwelling on Lot 24.
- C. The Applicant shall confirm that the existing structures are serviced by municipal water and sanitary sewer services. The Applicant does not propose any right-of-way improvements with this application.
- D. The Applicant is not proposing any improvements to the properties. The minor subdivision is a lot line adjustment.

3. **Application Completeness Checklist & Waivers**

The Applicant has identified the following checklist waivers:

- A. Ordinance Section 802.A.4.b – Soil Erosion & Sediment Control Plans
- B. Ordinance Section 802.A.5 – Tree Removal Application Package
- C. Ordinance Section 802.A.6 – Environmental Impact Statement
- D. Ordinance Section 802.A.7 – Stormwater Management Report
- E. Ordinance Section 802.A.8- Proof of Submission to Monmouth County Planning Board
- F. Ordinance Section 802.A.9 – NJDEP LOI
- G. Ordinance Section 802.A.10 – CAFRA Submission
- H. Ordinance Section 802.A.11 – Circulation Impact Study
- I. Ordinance Section 802.A.12 – Community Impact Statement

4. **Surrounding Uses**

- A. Land uses surrounding the subject property are similarly zoned R-4 (Medium Density Single-family Residential Zone) and contain a mix of single-family residential uses.

5. **Zoning Requirements**

- A. The property is located in the (R-4) Medium Density Single-family Residential Zone, and the single-family dwellings are a permitted use. Also, A place of worship is a permitted use.
- B. The Applicant is proposing several bulk variances as indicated in the following chart.

Description	Required	Existing Lot 22	Existing Lot 23	Existing Lot 24	Proposed Lot 22	Proposed Lot 23	Proposed Lot 24
Minimum Lot Area	5,000 sf.	4,551 sf. (NC)	6,072 sf.	2,192 sf.	4,085 sf. (V)	5,911 sf.	2,818 sf. (V)
Minimum Lot Frontage	50 ft.	50.02 ft.	Drummond Avenue 65.35 ft.	31.05 ft.	No change	Drummond Avenue No change	No change
			Stratford Avenue 101.65 ft.			Stratford Avenue No change	
Minimum Lot Width	50 ft.	47.71 ft. (NC)	63.24 ft.	27.4 ft.	No change	No change	30.6 ft. (V)
Minimum Lot Depth	100 ft.	100.15 ft.	101.07 ft.	100.4 ft.	90.99 ft. (V)	96.45 ft. (V)	95.7 ft. (V)
Minimum Front Yard Setback	20 ft.	12.6 ft. (NC)	Drummond Avenue 15.1 ft. (NC)	20.2 ft.	No change	Drummond Avenue No change	No change
			Stratford Avenue 14.7 ft. (NC)			Stratford Avenue No change	
Minimum Side Setback	5 ft.	5.3 ft.	5.3 ft.	0 ft. (NC)	No change	No change	5.8 ft.
Minimum Total Side Setback	15 ft.	16.7 ft.	N/A	5.8 ft. (NC)	No change	N/A	13 ft. (V)
Minimum Rear Setback	30 ft.	56 ft.	9.0 ft. (NC)	41.1 ft.	46.9 ft.	7.6 ft. (V)	36.7 ft.
Maximum Building Coverage	50%	24.3 %	44 %	33.2 %	26.8 %	45.2 %	26.2 %
Maximum Lot Coverage	65%	37.6 %	49.9%	39.4 %	41.6 %	51.3 %	32.1 %
Minimum Improvable Area	1,200 sf.	1,749 sf.	1,838 sf.	637 sf. (NC)	1,450 sf.	1,647 sf.	918 sf. (V)
Minimum Diameter of Circle	23 ft.	33.98 ft.	35.85 ft.	9 ft. (NC)	35.05 ft.	36.24 ft.	9.9 ft. (V)
Density- D/Ac	8.70	9.6 (NC)	7.2	20 (NC)	10.6 (V)	7.4	15.4 (V)

(V) variance required (N/A) not applicable (N/R) not reported (N/C) existing non-conformity

C. The Applicant proposes the following **bulk variances** with the application:

- 1) For new Lot 22, the proposed lot area is 4,085 square feet, whereas 5,000 square feet is required.
- 2) For new Lot 24, the proposed lot area is 2,818 square feet, whereas 5,000 square feet is required.
- 3) For new Lot 24, the proposed lot width is 30.6 feet, whereas 50 feet is required.
- 4) For new Lot 22, the proposed lot depth is 90.99 feet, whereas 100 feet is required.
- 5) For new Lot 23, the proposed lot depth is 96.45 feet, whereas 100 feet is required.
- 6) For new Lot 24, the proposed lot depth is 95.7 feet, whereas 100 feet is required.

- 7) For new Lot 24, the proposed total combined yard setback is 13 feet, whereas 15 feet is required.
 - 8) For new Lot 23, the proposed rear yard setback is 7.6 feet, whereas 30 feet is required.
 - 9) For new Lot 24, the proposed improvable area is 918 square feet, whereas 1,200 square feet is required.
 - 10) For new Lot 24, the proposed diameter of circle is 9.9 feet, whereas 23 feet is required.
 - 11) For new Lot 22, the proposed density is 10.6 dwelling per acre, whereas 8.7 dwelling per acre is required.
 - 12) For new Lot 24, the proposed density is 15.4 dwelling per acre, whereas 8.7 dwelling per acre is required.
- D. Ordinance Section 412.06, Driveways D., states that no driveway shall serve any use other than the permitted use on the lot upon which the driveway is located. The new Lot 22 has driveway encroaching on new Lot 23. Testimony should be provided on removing the encroachment or if an access easement could be provided.
- E. Ordinance No. 15-28 Section 411.07.1.(a), states that for residential uses, fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level, and shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards for residential uses, provided such shall not exceed two and one half (2 ½) feet in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height. For corner lots the second front yard now considered a side yard may be solid fence, six (6) feet in height extending to the front buildings' line of the dwelling unit and shall not interfere in the site triangle. The existing fence is located on the right-of-way of Drummond Avenue, which is not allowed. The Applicant should relocate the fence on the property or get approval from the Township of Neptune. Testimony should be provided on the fence height and if it complies.

- F. Ordinance Section 411.07.1.(c), states that chain link fences shall be prohibited in front yards in all zoned districts. The existing fence on new Lot 22 is a chain link fence in the front yard, which represents an existing non-conformity.
- G. Ordinance Section 411.07.2.(a), states that for residential uses both solid and non-solid fences shall be permitted to be located in the side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls for residential uses are permitted to be located in the side or rear yards, provided such shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height. Testimony should be provided on all existing fences such as height and type. Testimony should also be provided if the fences conform to the above condition or represent an existing non-conformity.

It appears that the existing fences are encroaching on the neighboring lot. The encroachments should be eliminated.

6. **Minor Subdivision Plan**

- A. Proposed lot and block numbers have been assigned by the Neptune Township Tax Assessor.
- B. Ordinance Section 512.B – requires as a part of a minor subdivision, metal alloy pins of a permanent character shall be installed at all lot corners of all approved lots. The plan shall be revised to reflect this requirement.
- C. If the Applicant is proposing to perfect this subdivision by Deed, the deeds and easement descriptions shall be reviewed and approved by the Board Attorney and Board Engineer prior to filing.

7. **Miscellaneous**

- A. The owner must sign the minor subdivision plan, with their signature notarized on the drawing.
- B. Monmouth County Planning Board approval or Letter of Exemption is required.
- C. The Applicant shall provide testimony for street trees in accordance with Ordinance Section 523.
- D. The Applicant shall revise the cover sheet to provide a signature block for the Administrative Officer. The title of Secretary shall be replaced with Administrative Officer.

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant.

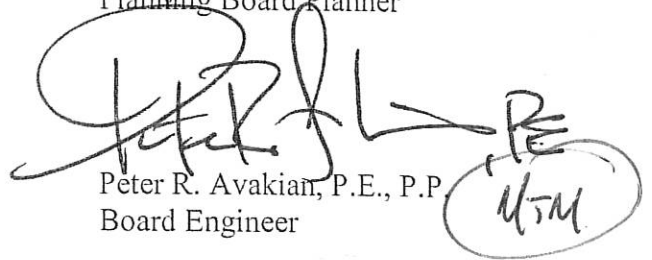
Should you have any questions or require additional information, please contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.
Planning Board Planner



Peter R. Avakian, P.E., P.P.
Board Engineer

RE
U/M

DMH:mf/mcs

cc: Kristie Dickert, Administrative Officer
Mark Kitrick, Esq., Board Attorney
Paul Edinger, Esq., Applicant's Attorney
Steven Maravelias, Applicant
David Von Steenburg, P.L.S., Applicant's Surveyor

NTPB/23/23-21