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December 9, 2020

**Chairman and Members**  
**Borough of Harvey Cedars Land Use Board**  
7606 Long Beach Blvd.  
Harvey Cedars, NJ 08008

**Re: Docket #2020-14**  
**Variance Application**  
**Applicant: Edward & Eileen Meline**  
**Block 6, Lot 40**  
**Location: 12 E. Cumberland Avenue**  
**OLA File No.: HCLU- 2020-14**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Variance Application for the referenced site.

In addition to the application, the plan submission consists of the following:

- A. Variance Plan, One (1) drawing prepared by East Coast Engineering. The plan, signed by Jason M. Marciano, PE, PP is dated 11/13/2020 with no revisions.
- B. Architectural Plans, Four (4) sheets, prepared by Craig W. Brearley, AIA. The plan is signed by Craig W. Brearley, AIA and dated 10/20/2020 with no revisions.

The applicant proposes to make alterations to the existing two-family single story dwelling creating a two-story single family dwelling. The alterations include an addition on the first floor, the addition of a second floor and enclosing the ground level for a garage and storage, an elevator and associated decks and stairs.

Based on our review of the submitted materials, we offer the following comments for the Board's consideration:

1. **Zoning:** The subject site lies within the RA-Single Family Residential Zone. The following setbacks are required:
  - a. **Side Yard Setback-** Proposed Side Yard Setback is 7.05 FT and 7.10 FT whereas 10 FT is required. A variance is required.
  - b. **Front Yard Setback-** Additional Existing Front Yard Setbacks of less than 15 FT exist (i.e. 8.2 Ft. and 7.9 Ft.). The second floor addition will be an expansion of these existing non-conformities. Variances are required.
  - c. **Rear Yard Setback-** Proposed Rear Yard Setback of 8.5 FT is proposed, whereas 10 FT is required. A variance is required.

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- d. **Maximum Building Height-** No building or structure shall exceed a maximum sloped-roof height of thirty two (32) feet. When existing setbacks do not meet or exceed the required setbacks of the District, the height shall not exceed thirty (30) feet. A flat-roofed building with a pitch less than one in twelve, or other structure, shall not exceed twenty eight (28) feet. The proposed renovated home has non-conforming setbacks and is therefore subject to the thirty (30) foot height requirement for pitched roofs with a roof rail height of twenty nine (29) feet and a roof deck height of twenty six (26) feet. The proposed roof height is thirty two (32) feet to the roof ridge. A variance is required.
  - e. **Roof Deck Railing Height-** Deck railings shall not exceed twenty nine (29) feet, whereas the proposed roof rail height is thirty two (32) Ft. Since the railing height exceeds 10% of the permitted height a "D" Variance is required.
2. **Architectural Plans-** The architectural plans show alterations and additions to ultimately create a seven (7) bedroom, six (6) bathroom single family dwelling with an elevator, rooftop deck and various decks and stairs with ground level garage and storage. We note in the ground floor plan that the kitchen and existing bathroom are to be removed. Based on the extent of the renovations, Ordinance 12-8.7 does not permit any finishes or separations on the ground floor. The applicant should provide testimony regarding the removal of the remaining interior partitions which separate various storage areas.
  3. **Off Street Parking-** Two (2) parking spaces are required and adequate parking space is available onsite.
  4. **Sewer and Water Utilities-** Sewer and water utilities currently service the existing two-family structure. No changes appear to be proposed as part of this application.
  5. **Flood Zone** – The subject site is located within the Zone AO as shown on the Effective FIRM Map and the VE (12) Zone as shown on the Preliminary FIRM Map. Any new construction must comply with current FEMA regulations for this zone. The lowest habitable finished floor elevation is 20.1 FT.
  6. **Additional Approvals/Outside Agencies** - Should the Board approve this application, additional approvals may be required from any other agency having jurisdiction.
    - a. Compliance with all technical revisions and/or additional information previously indicated.
    - b. Any and all other outside agency approvals as may be required.

We recommend this application be deemed complete provided it has met the administrative requirements of the Borough's Ordinance.

Very truly yours,



Frank J. Little Jr., P.E., P.P., C.M.E.

FJL:ASl:blg

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