

ADDENDUM TO HARVEY CEDARS LAND USE BOARD APPLICATION

CHANGE OF USE TO HAIR SALON

Applicant: Willard Bostock

Property: 7806 Long Beach Blvd. a/k/a Block 51, Lot 2, Unit B

Supplement to Section 12 of Application

13-11.2 Principal Uses and Buildings Permitted. a. All uses permitted in the R-A District. b. Any retail shopping facility or service establishment which supplies commodities or performs a service primarily for residents of the community, such as grocery store, delicatessen, meat market, drug store, variety store, antique and gift shop, furniture store, bakery shop, restaurant, luncheonette, tavern, package liquor store, barber shop, beauty parlor, clothes cleaning and laundry pickup establishment, bank, real estate office, business or professional office.

13-11.3 Area and Yard Requirements. a. The minimum width of a business lot in the GB District shall be determined by the offstreet parking and loading provisions of this section.

b. The minimum area of a business lot in the GB District shall be determined by the offstreet parking and loading provisions of this section and be subject to the following requirements:

1. Front yards shall have a minimum depth of fifteen (15) feet from the street line.
2. Rear yards shall have a minimum depth of ten (10) feet.
3. Side yards shall have a minimum width of ten (10) feet each from the side lot lines.

c. Every lot used for residential purposes or other uses permitted in the R-A District, or uses partly for residence and partly for business purposes, shall conform to the area and yard requirements of the R-A District.

d. An attached group of stores may be considered as one (1) building in applying the above yard space requirements. (Ord. No. 2001-02 § 1)

13-11.5 Off Street Parking Requirements. a. For residential and other R-A uses – same as R-A District.

b. For other permitted uses: 1. Retail Business Use and Personal Service Establishments One (1) off-street parking space for each two hundred (200) square feet of gross floor area

2. Retail Food • One (1) off-street parking space for each two hundred (200) square feet of gross floor area • No seating • Courtesy benches permitted 1326 Rev. Ord. Supp. 03/01 13-11 ZONING ORDINANCE

3. Retail Food/Limited Service • One (1) off-street parking space for each two hundred (200) square feet of retail store area • One (1) off-street parking space for each 3 seats of limited service area • Courtesy benches permitted

4. Restaurants, Limited Service • One (1) off-street parking space for each three (3) seats • Courtesy benches permitted
5. Restaurants, Full Service • One (1) off-street parking space for each three (3) seats • Bench restaurant seats shall be counted as one seat for each 30 inches of length (Ord. No. 2018-07 § 1) • Waiting benches permitted
6. Business and Professional Offices, Banks and Fiduciary Institutions One (1) off-street parking space for each two hundred (200) square feet of gross floor area
7. Employee Parking In addition to the above off-street parking requirements, one (1) off-street parking space shall be provided for each person now employed or expected to be employed in the business.

13-11.7 Off-Street Loading Space Requirements. Each business use shall provide offstreet loading space at the rear of the building at the rate of one (1) space (10 feet X 25 feet) with adequate ingress and egress for each five thousand (5,000) square feet of floor area or fraction thereof in each building. (Ord. No. 2001-02 § 1)

13-15.4 Use of Contiguous Borough Right of Way. a. Any improvement located in the Borough of Harvey Cedars or Ocean County right of way placed there by a property owner shall be the sole responsibility of said property owner, and may be removed or relocated by the Borough or County for improvement or maintenance with no liability to the Borough or County.

b. Designated driveways shall conform to the requirements in Section 13-9.5(c).

c. Trash location and enclosures.

1. Any trash enclosure placed in the Borough right of way shall be located a minimum of five (5) feet from the edge of the pavement.

2. Trash enclosures shall not exceed 4' in height, and be no higher than 18" from grade on the pickup side.

13-15.3 Vision Clearance on Corner Lots. In any district on any corner lot, no fence, sign, or other structure, planting or other obstruction to vision, higher than twenty four (24) inches above the existing grade at the centerline, shall be erected or maintained within the line connecting points on the two (2) street lot lines at a distance of twenty-five (25) feet from the corner. This shall be known as the sight triangle. In addition, the area within the right of way of the roadways adjoining the sight triangle area shall have no obstructions and shall consist of a level walkable surface, i.e. grass, gravel, maximum ½ inch stone or other level surface. No uneven surfaces will be permitted. (Ord. No. 2014-14 § 3)

Supplement to Section 13 of Application

As the application does not propose any physical changes to the exterior of the structure and seeks a change of use to an allowed use, Applicant requests any waivers that the Board or its experts may deem applicable.

Supplement to Section 14 of Application

See attached notices.

Supplement to Section 15 of Application

The property in question is located in the General Business (GB) Zone. The applicant seeks to establish a hair salon in the premises, which also presently contains a pizza parlor (no seating/take out only) and a residential apartment. The proposed use, as well as the existing uses, is allowed pursuant to Harvey Cedars Ord. 13-11.2.

Applicant proposes a three chair salon, and would have typically one or two employees servicing clients during normal business hours. The nature of the business would not generate a quick turnover or high volume of traffic. Waste from the business will be easily handled by the existing trash containers.

Deliveries of product for the store would be extremely limited and minimal, and if needed applicant will share the loading zone (approximately 12 feet wide and 25' from building to edge of pavement) on the northerly side of the property with the adjoining pizzeria, as the total area for the two commercial units is only approximately 1,400 square feet.

Preexisting nonconformities include minimum front yard setbacks where 15 feet is required but only 11.5 feet (Long Beach Blvd.) and 5.6 feet (Compass St.) exists, lot coverage at present is 98.2% where 33% is the maximum allowed, the building coverage is 48.8% where no more than 29% is allowed. Applicant's proposal would not change any of these nonconformities, other than perhaps the paving of two new stacked parking spaces, which would increase lot coverage by .7%. (Applicant would prefer to avoid the creation of that additional impervious coverage.)

Ten of the parking spaces at the property are preexisting nonconformities, as they extend beyond the property lines. There presently exists another parking space within the garage on the premises that applicant controls the use of, and applicant proposes to create two "stacked" parking spaces on the Southerly side of the structure, which including the other ten existing spaces, would total 13.

Supplement to Section 23 of Application

The only other necessary approval applicant is aware of pertaining to this application is from the New Jersey Board of Cosmetology, which can not be filed or submitted until the local municipality issues a Certificate of Occupancy for the salon.

Supplement to Section 25 of Application

Four (4) photographs along with a map detailing orientation of the photographs have been filed with this Board.