



June 19, 2024

BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLO, PE, CME

Stafford Township Zoning Board of Adjustment
260 East Bay Avenue
Manahawkin, NJ 08050

Re: Application No. Z24-05
Bulk Variance Application – Review #1
Block 147.38, Lot 246.01
Location: 88 Weaver Drive
Stafford Township, Ocean County, New Jersey
Applicant: Joseph & Flavia Kannaley
346 Central Avenue
Mountainside, NJ 07092
Our File: 115.SFZ0147.V12 (60001)

Dear Zoning Board Members:

Our office has received for review an application for a bulk variance for the subject property. The application was accompanied by the following information:

- A print of a Variance Plan (1 sheet) prepared James D. Brzozowski, PE, PP with Horn, Tyson & Yoder, Inc. of Long Beach Township, New Jersey dated June 4, 2024.
- A copy of Tax Map sheet 149 which shows the property in question.
- A completed Development Application including a Notice of fees and agreement to pay same, an Affidavit of Ownership from Joseph Kannaley, An Affidavit of Ownership from Flavia Kannaley, an Affidavit of Non-Collusion from Joseph Kannaley, an Affidavit of Non-Collusion from Flavia Kannaley and a list of Professionals.
- A copy of a completed Contribution Disclosure Statement from Joseph Kannaley dated May 28, 2024.
- A copy of a completed Contribution Disclosure Statement from Flavia Kannaley dated May 28, 2024.
- A copy of a completed Contribution Disclosure Statement from James Brzozowski, undated.
- A copy of a completed Contribution Disclosure Statement from David G. Esposito, Esq. dated.

The property in question is a bulkheaded lagoon front lot located at the northerly end of Weaver Drive. The property originally consisted of lots 245 & 246, block 147.38 which were consolidated by deed into lot 246.01. The Consolidation Deed was recorded in the Ocean County Clerk's office on December 12, 2023 in Book 19558, Page 1625. The property is located in the RR-2A Residential Zone and has an area of 8,082.8 sf. It shows on Flood Insurance Rate Map No. 34029C511G dated December 16, 2021 that the property in question is located in Flood Zone AE having a base flood elevation of 8.

The Applicant proposes to construct a new 2-story single family dwelling and an in-ground swimming pool on the property in question.

We have reviewed this bulk variance application and offer the following comments:



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1. Based on our review of the submitted information, the following table summarizes the lot requirements in the RR-2A Zone as compared with what presently exists at the site:

	<u>Required</u>	<u>Existing</u>
Lot Area	4,000 sf	8,082.8 sf
Lot Width	50 ft	106.4 ft
Lot Depth	80 ft	75.6 ft (V)

Based on the above, the Applicant requires a variance from the required lot depth.

2. Based on our review of the submitted information, the following table summarizes the yard and building requirements in the RR-2A Zone as compared with what is proposed at the site:

	<u>Required</u>	<u>Proposed</u>
Front Yard Setback	15 ft	15 ft
Side Yard Setback (one side)	4 ft	6 ft
Side Yard Setback (both sides)	10 ft	>10 ft
Rear Yard Setback	20 ft	20 ft
Rear Yard Setback (Deck)	10 ft	10.1 ft
Rear Yard Setback (Staircase)	10 ft	11.1 ft
Max. Lot Coverage by Bldg.	40%	21.5%
Max. Impervious Surface Coverage	65%*	55.4%
Max. Building Height (feet)	35 ft	35 ft
Min. Setback from Lot Line to Internal Walkways and Patios	3 ft	±1 ft (V)
Uncovered Entranceway Encroachment into any Yard	125 sf	28.4 sf
Main Entrance overhang Roof Encroachment into any Yard	30 sf	N/A
Minimum Accessory Building front yard setback	NP	9.3 ft (V)
Minimum Accessory Building side yard setback	4 ft	17.1 ft
Minimum Accessory Building rear yard setback	10 ft	10 ft

* Shall be increased to 80% if all roof runoff is piped directly into a lagoon.



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(V) Variance required.
(NP) Not Permitted.

Based on the above, the Applicant requires variances to permit the pool to encroach into the required front yard area and to permit the paver walkway surrounding the pool to be setback only ± 1 ft from the front property line.

3. The Applicant must demonstrate to the Board that the required variances can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.
4. A signed and sealed copy of the survey upon which the Variance Plan is based must be submitted to the Board.
5. The Applicant must submit architectural plans of the proposed dwelling to the Board.
6. The Applicant must submit proof of payment of real estate taxes.
7. The Applicant should provide testimony to the Board to demonstrate that the proposed construction will be in conformance with the Flood Hazard Areas requirements in Chapter 114 of the Township Code.
8. The Applicant should address the Board regarding the number of off-street parking spaces that are proposed at the site.
9. The Variance Plan must be revised to dimension the setback from the front property line to the proposed paver walkway. By scale the setback measures ± 1 ft whereas a minimum setback of 3 ft is required. In addition, the Schedule of Zone Requirements shows that the proposed setback will be 7.7 ft which is incorrect.
10. It shows on the Variance Plan that the proposed impervious cover will be 55.4%. The Applicant should clarify how the impervious coverage was calculated as it appears to be much higher than 55.4%.
11. It shows on the Variance Plan that the Applicant proposes to install artificial grass surrounding the perimeter of the property. The Applicant should clarify if the artificial grass will be impervious or permeable.
12. It shows on the Variance Plan that the pool equipment will be located on the westerly side of the dwelling whereas the pool will be located on the easterly side of the dwelling. The Applicant should clarify why the pool equipment is not located adjacent to the pool.

Based on the above, it is our recommendation that this application be deemed **incomplete** until the items set forth in Comments #4, 5 & 6 above have been addressed by the Applicant.



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Should you have any questions regarding this application, please feel free to call.

Very truly yours,

CME Associates

John J. Hess, PE, PP, CME
Zoning Board of Adjustment Engineer

JJH/cc

cc: Terry Brady, Esq. – Zoning Board of Adjustment Attorney
Joseph Kannaley & Flavia Kannaley – Applicant
David G. Esposito, Esq. – Applicant's Attorney
James D. Brzozowski, PE, PP – Applicant's Engineer
Ralph L. Finelli, RA – Applicant's Architect