

Principals

Richard Rehmann, GISP
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February 12, 2021

Pamela O'Neill, Board Secretary
Brick Township Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

Re: **Application #: PB-2865-MS-V 1/2021**
Elzbeita Targonska Minor Subdivision
1640 Harvard Avenue
Block 831, Lot 29
Technical Review #1
ARH #25-13055

Dear Ms. O'Neill:

We have reviewed the Minor Subdivision application submitted for compliance with the Township's land development requirements for a Minor Subdivision Application and land development design standards relative to the Elzbeita Targonska Minor Subdivision. The following information refers to this application:

- Applicant/Owner: Elzbeita Targonska 611 10th Avenue Belmar, New Jersey 07719
- Engineer/ Surveyor: Edward M. Weinert PLS, WSB Engineering Group, p.a. at 1018 Schenck's Mill Line Road Toms River, NJ 08753
- Planner: Frank Baer, Jr. P.E., P.P WSB Engineering Group, p.a. at 1018 Schenck's Mill Line Road Toms River, NJ 08753
- Attorney: John Jackson III of King, Kitrick, Jackson, McWeeney & Wells, LLC 2329 Highway 34, Suite 104 Manasquan, NJ 08736
- Survey: Sheet 1 of 1 prepared by WSB Engineering Group, p.a. dated December 3rd, 2020
- Development Plan: Sheet 1 of 1 prepared by WSB Engineering group, p.a. dated December 3rd, 2020

A. Project Description & Location:

The Applicant proposes to subdivide one (1) residential lot along Harvard Avenue into two (2) single family residential lots. One (1) residential property will require a variance for lot area due to being located on a corner lot.

The property is located within the R-7.5 single family residential zone within the Township of Brick.

ARH Associates

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B. Variances

The Applicant has requested a variance for proposed Lot 29.01 for lot area. The Applicant should also request the following variance:

- Section 245-39.1: All minor subdivisions should have curb and sidewalk installed along the frontages.

C. Waivers

The Applicant should request the following waivers:

- Section 245-410: All minor subdivisions should have shade and street trees planted along the frontages.

D. Zoning Requirements:

1. Bulk Zoning Requirements:

Zone: "R-7.5" ~ Residential Zone (Section 245- Attachment 5)

Use: Residential

	<u>Required</u>	<u>Lot 29.01</u>	<u>Lot 29.02</u>
Lot Area (Interior)	7,500 sq.ft.	-	7,500 sq. ft.
Lot Area (Corner)	9,000 sq. ft.	7,500 sq. ft.**	-
Lot Width	75 ft.	75 ft.	75 ft.
Lot Depth	90 ft.	100 ft.	100 ft.
Front Yard Setback	25 ft.	25 ft.	25 ft.
Rear Yard Setback	15 ft.	15 ft.	15 ft.
Side Yard Setback	6/15 ft.	6/15 ft.	6/15 ft.
Max Building Height (Ridge)	38.5 ft.	38.5 ft.	38.5 ft.
Max Building Height (Med.)	35 ft.	35 ft.	35 ft.
Max Building Height (Eave)	26 ft.	26 ft.	26 ft.
Max. Building Coverage	30%	30%	30%

** - Variance Required

E. Subdivision Plat Review

1. The Applicant proposes to subdivide Block 831, Lot 29 into two (2) residential lots. One of the lots being a conforming lot and one non-conforming.
2. The current ROW of Harvard Street and Edge Street is at 50' which meets the requirements of the Township Ordinance and should not require the Applicant to provide any dedications.
3. The key map should be revised to show the zoning area boundaries

4. The Applicant should remove all contours from the plat.
5. The Applicant names and signatures should be on the plat
6. All structures within 200' of the property should be shown including any pools, sheds, fences, driveways, etc.
7. The Applicant should set all new monuments before receiving final signatures.
8. All setbacks on Lot 29.02 should be labeled.
9. The Applicant should update the plat to note the approval of the lot numbers as approved by the Brick Township Assessor.

F. Development Plan Review

1. The Applicant/Owners names and signatures should be shown on the development plan.
2. The two (2) proposed lots each show one residential home with finished floor elevations at 38.0' and garage floors at 36'.
3. The Applicant should show all utilities to each structure as well as the restoration trenches. All trenches should be a minimum of 10' in width and on an angle to prevent a speedhump effect.
4. The Applicant has proposed to remove trees from each proposed lot area. A replacement for the trees removed has also been proposed.
5. All applicable notes concerning roadway restoration and the 6-month settlement period should be added to the plans.
6. Meter pit locations should be discussed with the BTMUA.
7. A driveway detail should be included on the development plan.
8. The Applicant should testify as to the number of bedrooms to be in each home.

G. Recommendation:

We reserve the right to additional technical review items after the formal hearing.

If the applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 or by email at dpark@arh-us.com.

Sincerely,



Donald H. Parks JR., ME, PE
Planning Board Engineer

cc: Harold Hensel, Esq., Board Solicitor
Tara Paxton, Board Planner

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