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March 14, 2024  
Revised

**VIA EMAIL**

Jeanne Smith, Planning Board Secretary  
Borough of Oceanport Planning Board  
910 Oceanport Way  
P. O. Box 370  
Oceanport, NJ 07757

Application No. PB2024-01  
Review #1 - 27 Werah Place  
Block 58, Lot 16  
Borough of Oceanport, Monmouth County, New Jersey  
Colliers Engineering & Design Project No. OPP-0356

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plan entitled "Boundary and Topographic Survey" prepared by InSite Surveying, LLC, last revised August 11, 2023, consisting of one (1) sheet;
- Plan entitled "Proposed new Dwelling for Widdis Residence," prepared by Anthony Condouris, Architect, last revised February 29, 2024, consisting of five (5) sheets; and,
- Soil Boring performed by R.C. Burdick, P.E., P.P., P.C., dated January 22, 2024.

The subject property is a 15,000 SF (00344 Ac) parcel located in the R-3 Residential Zone District. The parcel is on the north side of Werah Place approximately 550 feet west of Itaska Place. The Applicant is proposing to raise the existing dwelling and construct a 2-1/2 story single family dwelling with attached garage.

Based on our review, we recommend that the Application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this Application. A planning and engineering review of the application is included below:

**A. Variances/Design Waivers**

We offer the following comments for the Board's consideration:

1. Bulk variances are required for the following:
  - a. Minimum Lot Width – a minimum lot width of 120 feet is required, the existing lot is only 100 feet wide, a pre-existing condition;
  - b. Maximum Building height – The R-3 Zone permits a maximum building height of 35 feet as measured from the crown of the road in the center of the property frontage to the peak. The proposed dwelling is 37.3 feet high;
  - c. Maximum Impervious Coverage – the zone permits a maximum impervious coverage of 37%, the applicant proposes a coverage of 37.5%.

The Municipal Land Use Law permits the granting of a hardship variance under either of two following situations (C.40:55D-70c):

1. **Hardship c(1) - Physical Constraints** – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer based upon the existence of the following conditions:
  - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
  - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
  - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
2. **Flexible “c” or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

The Applicant shall provide testimony in support of the variance being requested and/or identified.

**B. General Comments**

1. The applicant shall demonstrate how the building height was measured.
2. The location of the test pit shall be shown on the site plan.
3. The applicant shall clarify if a crawlspace is proposed. If one is the elevation of the crawlspace, should be clarified. The lowest floor shall be at least 2 feet above the seasonal high ground water table.

4. Elevation grades should be provided for the covered front porch, covered rear porch, patio, and garage.
5. Additional spot grades should be provided along the western side yard to better define the swale that is to direct runoff to the street.

Should you have any questions regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.  
(dba Maser Consulting)



William H.R. White, III, P.E., P.P., CME, CFM, CPWM  
Oceanport Planning Board Engineer and Planner

WHW/sh

cc: Leslie Barham Widdis, applicant (via email)  
Anthony Condouris, AIA (via email)  
Brian Widdis, applicant (via email)  
Kevin Kennedy, Esq. (via email)

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